

76 04060

The HOUSING ELEMENT of the GENERAL PLAN

MENDOCINO COUNTY, CALIFORNIA

1970

*Campbell, James M., planning
consultant*

Housing

Mendocino Co.

County

planning

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 1 1976

UNIVERSITY OF CALIFORNIA

TRANSMITTAL	
I. INTRODUCTION	1
II. DESCRIPTION OF THE AREA	2
III. STATEMENT OF HOUSING PROBLEMS	5
A. Introduction	5
B. Summary of Housing Problems	5
1. Housing Shortage	5
2. New Construction Not Meeting Demand	6
3. Structural Age & Condition Problems	7
4. County Physical Features Problems	8
5. Services and Facilities Problems	9
6. Financing and Related Problems	10
7. General Comments on Problems	12
IV. STATEMENT OF OBSTACLES	13
A. Housing Costs	13
B. Financing Costs	13
C. Inadequate Financing Assistance	13
D. Facilities Financing	13
E. Physical Feature Obstacles	14
F. Other Obstacles	14
V. STATEMENT OF OBJECTIVES AND PLANNING ACTIVITIES	14
A. Previous Planning Activities	14
B. Housing Objectives	15
C. Future Planning Activities	16
1. First Year, 1970-1971	16
2. Within Three Years	17
VI. ENDORSEMENTS	19
VII. APPENDIX	20
Population Characteristics, 1960	Tables 1 - 8
Public Services & Facilities, 1970	Table 9
Housing Data, 1960 to 1970	Table 10

JAMES M. CAMPBELL, A. I. P. PLANNING CONSULTANT

LAND PLANNING AND RESEARCH
ECONOMIC, INDUSTRIAL SURVEYS
TRANSPORTATION, RECREATION

801 EL CAMINO REAL
MENLO PARK, CALIFORNIA 94025
TELEPHONE (415) 325-1629

July, 1970

The Honorable Board of Supervisors
County of Mendocino
Ukiah, California

Gentlemen:

We are pleased to submit herewith the Initial Housing Element of the Mendocino County General Plan.

This plan was prepared under contract with your Board for the purpose of providing for the County a summary of housing problems and an initial approach to Planning for relief of present problems and the improvement of housing conditions in the future.

Adoption of this Housing Plan by your Board has added to the County General Plan the element necessary to meet the minimum State requirements for an officially recognized General Plan, and will qualify the County for a variety of assistance programs related to housing and complementary services and facilities.

Respectfully submitted,

James M. Campbell


INITIAL HOUSING ELEMENT of the GENERAL PLAN
MENDOCINO COUNTY, CALIFORNIA

I. INTRODUCTION

The Initial Housing Element of the Mendocino County General Plan was developed in conformity with the suggestions and requirements set forth in Department of Housing and Urban Development document MD6041.1, Appendix 2-A, "Initial Housing Element".

Purpose of the Initial Housing Element is to provide a new General Plan element which contains an analysis of housing problems and preliminary proposals for methods of improving the serious housing shortage conditions in accordance with carefully planned programs and procedures.

Adoption of the Element by the Board of Supervisors has brought the Mendocino County General Plan into conformity with the minimum General Plan requirements of the California Planning and Zoning Law, and will qualify the County, and Cities and districts within the County, for a variety of Federal and State financial assistance programs, some of which may either directly or indirectly contribute to the solution of housing problems.



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C101697201>

II. DESCRIPTION OF THE AREA

A. Size, Location

Mendocino County, with a total area of 3,510 square miles, is located in the northern Coast region of California about 100 miles north of San Francisco. Its rugged Pacific coast line extends nearly another 100 miles to the north.

The County took its name from Cape Mendocino, discovered by Juan Cabrillo in 1542.

B. Topography, Climate, Vegetation

The County lies in the Coast Range Mountains which run north and south in two main ridges, extending from sea level to 7,000 feet in elevation. Elevation of Ukiah, the County seat, is 650 feet. Most of the area is in rough mountain ridges and ravines or the lower rolling foothills, with cities, towns and related developments and agricultural activities restricted largely to the narrow coastal bench and inland valley areas.

Climate is mild and pleasant in most areas, with annual averages as follows:

Temperature degrees: ave. min. 42, ave. mean 57.7, ave. max. 73.8

Rainfall: 35.27 inches, average growing season 208 days.

Dominant natural vegetation types are the redwood forests in the western portions of the County, and oak, pine and fir in the eastern portions.

C. Natural Resources

Of the total 2,246,400 acres of land area in the County, forests of redwood, pine and fir cover about one half (1,145,000 acres). In 1950 it was estimated that the timber re-

source amounted to about 20 billion board feet, about 90% of which was in private ownership.

About 14% of the County land area is in Federal ownership.

Mendocino County has a vast natural resource in water in the Eel and Russian River systems and numerous smaller streams, most of which are unregulated and presently unused for domestic or agricultural purposes.

Other natural resources are the relatively small areas of good agricultural soils on the coastal bench and inland valleys, and the tremendous resources in recreational assets.

D. Population

Population growth has been slow and steady, with the rate of increase slowed somewhat in recent years.

<u>1900</u>	<u>1920</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1968 (Est)</u>
20,500	24,100	27,864	40,854	51,059	52,800

E. Transportation

The primary surface transportation route is U.S. Highway Route 101 running from San Francisco northerly through the County into Oregon and Washington. This route is complemented by the scenic State Highway Route 1 along the coastline, and connecting east-west State Routes 20, 128, 175, 208 and 253.

Freight service is provided by the Northwestern Pacific Railroad from Eureka on the north to major railroad connections in the San Francisco Bay area, and by numerous truckers.

Golden Pacific Airlines operates a daily scheduled commercial airline service at the Ukiah airport, and through passenger bus service is provided by major carriers.

F. Economic Summary

1. Personal Income

<u>Total 1966</u>	<u>% change from 1959</u>	<u>Ave. per return</u>	<u>Nor. Cal. Ave.</u>
\$132,000,000	+ 114.8%	\$7,586	\$8,934

2. Taxable Retail Sales, 1967

<u>No. outlets</u>	<u>Total sales</u>	<u>% change in sales from 1960 County outlets</u>	<u>Nor. Cal. Ave.</u>
1,562	\$68,000,000	25.9%	45.2%

3. Manufacturing, 1963

<u>No. estabs.</u>	<u>Value added by mfg.</u>	<u>% value change from 1958 County</u>	<u>Nor. Cal. Ave.</u>
181	\$44,017,000	3.5%	42.4%

4. Production

	<u>Value</u>	<u>% change from 1960 County</u>	<u>State</u>
Mineral, 1966	\$2,059,000	64.2%	21.0%
Timber, 1966	486,948,000 b.f.	-23.4%	-2.5%
Agriculture, 1967	\$13,232,000	68.5%	19.5% N. Cal.

5. Employment, 1967

<u>Labor force</u>	<u>Employment</u>	<u>Non-agric.</u>	<u>% Change from 1960 Labor Force</u>	<u>Non-agric.</u>
18,400	16,700	15,600	2.8%	4.7%

III. STATEMENT OF HOUSING PROBLEMS

A. Introduction

Basic data for this Initial Housing Element was developed from the 1960 U. S. census, various Federal, State and local governmental reports and material assembled in the project survey. Some of the basic data material is included in following pages of this report, and in the Appendix Section for reference purposes.

It is recognized that, although Mendocino County has not increased in population and general development as rapidly as the State urban areas since 1960, some of the basic data material is deficient for detailed housing plan purposes. The 1970 census and future intensive surveys of particular problem areas will provide needed current data for the ultimate Housing Element.

B. Summary of Housing Problems

1. Housing Shortage

There is a definite shortage of housing in the County in general, and particularly in the City areas. Demands, in degree of intensity, are for:

- a. Low rental range units with two or more bedrooms.
- b. Low purchase cost range units as above.
- c. Medium rental range units as above.
- d. Medium purchase cost range units as above.

Note: Average family size, 1960 in the County was 3.19 persons, as compared with State average of 3.05. Average family (tax return) income, 1966, in the County was \$7,586, as compared with the Northern California average of \$8,934.

e. Higher cost range units are in short supply, but the demand is less intense.

2. New Construction Not Meeting Demand

The greatest need is for housing for the low and medium low income families, and for families on welfare. Mendocino County has a history of chronic high unemployment rate and lower than average per family income.

a. Seasonal employment in agriculture, timber and mill operation, fishing, etc. contributes to the unemployment problem. See Appendix Table 3.

Unemployment in 1960 was: males 10%, females 5+%.

Civilian labor force: County 8.2%, State 6.1%

Percent worked 50 - 52 weeks: County 48.3%, State 56%

Unemployment in 1969 was: 6.6%, lowest rate in 10 years.*

b. Seasonal employment also contributes to the lower than State average family income. See Appendix Table 4.

Median family income, 1960: County \$5,803, State \$6,726

Families, income under \$3,000: County 17.6%, State 14.1%

Families, income over \$10,000: County 13.5%, State 21.8%

Ave. tax return income, 1966 : County \$7,586, State \$8,934

c. Incomplete building permit records for the County and Cities indicate that:

(1) Most new units are priced above the ability of the largest demand group to rent or purchase.

(2) The volume of new construction is not sufficient to keep pace with overall demand.

(3) A relatively high percentage of new construction is medium to high cost units in coastal and inland recreation or second home subdivision areas.

*Rate, increased to 14.1% in February, 1970.

3. Structural Age and Condition Problems

Mendocino County communities are old by California standards, and many old residential structures are still in use.

In 1960 there was a total of 17,556 residential units in the County. Of these:

92% were single family structures.

33% are now more than 40 years old.

43% are now more than 30 years old.

66% are now more than 20 years old.

See Appendix Table 7.

a. Most of the older units are in poor to dilapidated condition, and many are deficient in plumbing and sanitary facilities.

See Appendix Tables 5,6.

b. In spite of deficiencies ranging from serious to minor, most of the old structures are occupied because of the demand for any kind of housing and the limited financial capabilities of many families.

c. Active code enforcement programs of the County and Cities to cause improvements to meet code standards or demolition of dilapidated structures are seriously obstructed by strong resistance to the programs, problems of evicting occupants, and the absence of replacement housing.

d. Demolitions, in spite of the above, are necessary in numerous cases, and their number reduces in a substantial degree the net benefits of new construction.

See Appendix Table 10.

4. County Physical Features Problems

Mendocino is a large and mountainous County. Its populated communities and development centers are relatively small, separated, and in some cases, isolated.

Distances between the larger communities range from 15 to 35 miles. They all have housing shortage problems, and each community has an individual set of problems which must be resolved locally.

a. County communities range from 100 to 200 miles from San Francisco area major sources of building materials, other than lumber, and from skilled labor pools for other than small construction projects. These factors contribute to increased materials and labor costs.

b. The communities are too small, and population increase is too slow, to justify subdivider-builder speculative residential construction projects of any substantial size.

c. The absence of local public transportation forces dependance for transportation upon private vehicles, and increases the critical demand for housing close to existing employment centers.

d. Willits and other communities cannot provide adequate housing for needed doctors and other skilled professional persons who should ideally be located within the somewhat isolated towns.

e. New industry which might locate in various small communities, relieving unemployment and adding new employment, is discouraged by the lack of employee housing.

5. Services and Facilities Problems

Small communities in isolated locations with limited tax base and financing capability have serious problems related to providing necessary facilities and services under normal conditions. Such facilities and services, including water and sewer systems, schools and parks, paved streets, fire and police protection, etc. are essential to proper housing, and future housing construction.

a. The normal difficulties of providing the above, particularly the most essential water and sewer facilities, are compounded by the present prohibitive financing costs.

b. In several areas, such as the Town of Mendocino and areas east of Ukiah, new construction is hindered or blocked until new sewer and/or water facilities are constructed to, first, relieve existing unsatisfactory conditions and, second, permit safe future construction.

c. Although much of the old, and also recent, residential construction is in suburban or rural areas where costly street, water and sewer facilities are not available or required, and other urban services are minimal, the problem of facilities costs is not really reduced substantially. Unit land costs are lower, but site area requirements are greater, and quite often individual well and septic tank system costs closely approximate those of urban facilities.

6. Financing and Related Problems

The present shortage of residential construction money and the prohibitive interest rates on borrowed money, which have so drastically curtailed new housing generally throughout the country, have produced even more serious curtailment in areas such as Mendocino County.

a. Most of the problems listed on preceding pages are compounded by the current unusually difficult financing problems.

b. Many rural regions such as Mendocino County are subject to additional financing problems such as the inability of some communities to meet standards for F.H.A. insured loans and other such benefits and incentives to new residential construction.

c. Many lending institutions prefer to make their limited money available to areas with great demands for many medium to high cost units in single family and apartment complexes.

d. The present financial situation prohibits any appreciable relief for the most serious problem, that of housing for welfare recipients and the low and medium-low income groups.

e. Minority groups as such do not exist in Mendocino County, with the exception the California Indian group. Other non-white persons (526 in 1960), are integrated into the various communities and represent no particular housing problem.

The Indian population, numbering 1,215 in 1960, is scattered, first, into the various communities and generally into the low income groups and, second, onto a number of small rancherias under the jurisdiction of the Bureau of Indian Affairs.

See Appendix Table No. 1.

Deficiencies exist in some Indian housing both on and off Rancheria lands. Technical assistance in improving housing and sanitation conditions is provided by the County Health Department and other local agencies, and financial assistance for construction of new housing and roads, water and sewer systems on Indian land may be made available under Bureau of Indian Affairs programs when program funds are available.

f. The greatest relief to the housing shortage and cost problems has come from the rapidly growing use of mobilehomes as permanent dwellings in the county.

U.S. census count, 1960: 573 trailer coaches.

State registration, 1969: 3,349 trailer coaches in County.

During 1969: 162 new homes were built.

During 1969: 176 mobilehomes were placed on private sites outside mobilehome parks.

It is estimated that roughly one-half of the mobilehomes, or about 1,700 are on individual private sites, and an equal number are located in the 119 mobilehome parks.

Mobilehomes are taxed as vehicles by the State, and may not be taxed by the County. In 1968-69 the in-lieu tax paid by the State to the County amounted to about \$17.00 per mobilehome. Owners of residences of similar value paid several hundred dollars in County taxes.

The low cost housing relief benefits of mobilehomes are seriously offset by the existing tax inequities, and further by the fact that to date they are not constructed to code standards and so create problems related to the use of vehicles as dwellings on private sites.

7. General Comments on Problems

Comments on the general housing problems in the Cities and County, offered by various officials, are summarized as follows:

a. Ukiah: Most of the few available vacancies are either older structures in poor condition, or new and attractive structures priced well above the financial capability of most of those in need of housing.

b. Fort Bragg: The housing situation is very serious. About 50 additional rental units are required to meet present needs. If an expected new industrial plant is constructed, the rental unit requirement could well reach 150 units with rental ranges from \$75.00 to \$150.00 per month.

The general area has an additional need for about 50 new homes ranging in cost from \$15,000 to \$25,000. The average purchaser in the area can make a down payment of \$2,500 and monthly payments of \$150.00.

c. Willits: The housing shortage is acute, with the very few vacancies in old structures in poor condition. Needed doctors and other professional and skilled persons desiring to locate in the area have located elsewhere because suitable housing was not available. Some persons employed in Willits have to commute daily from Ukiah.

d. Point Arena: The need is for two and three bedroom homes and apartments at prices in line with the relatively low local salaries and wages. Old one-bedroom units are the only vacancies, some of which should be demolished. Present building and financing costs in the area are prohibitive.

e. Because of increasingly high costs for land, materials and labor, and serious financing problems, new housing construction cannot keep pace with need. The demolition rate is high, and should be higher except for the great need for all habitable units. Mobilehome occupancies have outnumbered new residential unit construction in recent years, and this condition will continue. Problems related to mobilehomes, including taxation, must be improved.

IV. STATEMENT OF OBSTACLES

The following is a listing of the principal obstacles to the solution of housing and housing-related problems.

A. Housing Costs

Present high, and increasing, costs of land, materials and labor make it impossible for private industry to construct conventional low cost housing for the large demand group, (low and medium-low income).

B. Financing Costs

Present money shortage and high interest rates compound the above costs obstacle.

C. Inadequate Financing Assistance

Present Federal financing assistance programs are inadequate, particularly in the case of rural and non-metropolitan communities.

D. Facilities Financing

Low assessed valuations and tax bases in the smaller and rural communities make the financing of basic facilities for low cost housing such as water and sewer systems, or the improvement

and extension of such systems, financially infeasible or impossible.

E. Physical Feature Obstacles

The separated urban and rural communities are too small to justify economical large scale housing developments, public transit systems, high quality public services and facilities, or independent housing agencies.

F. Other Obstacles

1. Inadequate information on housing deficiencies, supply and demand.
2. Absence of an active housing agency.
3. Overly restrictive regulations for housing aid in some areas.
4. Inadequate local resources for financing of housing.

V. STATEMENT OF OBJECTIVES and PLANNING ACTIVITIES

Because of the close relationship between housing objectives and planning activities, they are combined in this Section.

A. Previous Planning Activities

During past years Mendocino County has developed and adopted the basic General Plan elements of Land Use, Circulation and Recreation, and specific plan implementing regulations in the form of zoning, subdivision and related ordinances.

Population density and building intensity standards have been established and applied under such plans and ordinances. Surveys and plans for new, or improved existing, water and sewer systems have been prepared. During the past year new regulations pertaining to mobilehomes have been adopted.

The above, in varying degrees, have been accomplished by the Cities of Ukiah and Point Arena. Fort Bragg is currently engaged in the preparation of a General Plan which will include an Initial Housing Element, and Willits is considering such a project.

Existing codes to ensure safe residential construction and modern sanitation standards for water supply and sewage disposal are administered by the County Building and Health Departments. Operations of the Planning, Building, Health, Welfare and other Departments are coordinated to best serve residential construction, use and occupancy needs.

B. Housing Objectives

- ✓ 1. Preparation of a comprehensive County-wide Housing Element of the General Plan to supplement this Initial Element.
- ✓ 2. Conducting of surveys and studies, and assembly of new factual data such as in the 1970 census, to assist in the accomplishment of above. *and State Dept of Finance estimates.*
3. Creation of a Housing Authority body to serve as an official agency of the County in all housing related matters.
4. Utilization of all available programs in securing financial assistance to provide needed housing for the most needy groups.
5. Utilization of available programs to assist in financing basic facilities construction programs.
6. Preparation of measures to accommodate built-to-code mobilehomes and modular construction dwelling units within the County under appropriate and reasonable conditions.

7. Organization of a housing advisory group consisting of public officials, realtors, building contractors, building trades representatives, bank and loan agency officials, etc. to provide a source of factual information and professional advice on housing matters.

C. Future Planning Activities*

never accomplished

The following preliminary program of planning activities is proposed for consideration by the County Planning Commission and Board of Supervisors.

1. First Year, through 1971

a. Assemble available survey reports and forthcoming data such as 1970 census coverage pertaining to housing.

b. Formulate a local survey program for the developing of necessary housing data not otherwise available.

c. Initiate, at least in part, the above survey program.

d. Create a County Housing Authority, with duties, responsibilities and powers clearly set forth in creating legislation, following consultation with Cities and with appropriate State and Federal agencies.

e. Appoint and organize the above proposed Housing Advisory Committee.

f. Initiate studies of State and Federal assistance programs which may be beneficial in relieving housing problems in the County, and prepare any forms of legislation necessary to qualify for such programs.

g. Review existing General Plan and related legislation and prepare proposals for appropriate revisions or additions pertaining to housing.

h. Initiate any such positive action programs for the relief of housing problems as may become feasible during the first year period.

*Estimated Staff Requirements: _____

*Estimated Additional Funding: \$ _____

2. Within Three Years

a. Complete carry-over items of First Year program.

b. Prepare and adopt a Housing Element of the County General Plan.

c. Include in the Housing Element an up-dated and expanded long-term action program, coordinated with any existing active programs.

d. Include in the long-term action program any favorable new construction and financing programs, recognition of new residential construction techniques, and suggestions for a coordinated Housing Authority program.

e. Prepare revisions to the adopted County Capital Improvement Program to include public service and basic facilities projects which relate to the improvement of housing conditions.

f. Coordinate County housing surveys, plans and programs with those of Cities.

g. Initiate action programs which may become feasible during the period.

*Estimated Staff Requirements: _____

*Estimated Additional Funding: \$ _____

3. General, Program Coordination

- a. Continue code enforcement programs in coordination with Cities, with Health Departments, and with close contact with Welfare Department.
 - b. Continue demolition program on a uniform County-Cities basis.
 - c. Enlist cooperation of National Forest, Bureau of Land Management timber companies, etc. in control of squatter housing.
 - d. Continue cooperation with Bureau of Indian Affairs in providing new housing, water and sewer facilities and other needed improvements on Indian Trust Land sites and rancherias at Round Valley, Laytonville, Manchester and Sherwood Valley.
- * In its action to approve the Initial Housing Element, the County Planning Commission indicated that a priority will be established for the utilization of staff time and funds to activate the Future Planning program.

VI. APPROVAL, ADOPTION, ENDORSEMENTS

A. County: Mendocino County Planning Commission

Approved June 19, 1970

By Edward Hilton Secretary

Mendocino County Board of Supervisors

ADOPTED: September 1, 1970

By Dorothy Starks Deputy Clerk

B. City Councils:

Ukiah City Council

Endorsed August 5, 1970

By Lyell C. Cash City Manager

Fort Bragg City Council

Endorsed September 14, 1970

By Dale Woods City Manager

Willits City Council

Endorsed August 24, 1970

By Ben M. McMakin City Manager

Point Arena City Council

Endorsed August 4, 1970

By Christine Pennock Clerk

APPENDIX

Initial Housing Element of the General Plan Mendocino County, California

CONTENTS

Table

Population Characteristics, 1960 census

County and City Population, Race, Age	1
Population Changes, County, City, Divisions . . .	2
Employment, County and Cities	3
Family Income, Place of Work, Transportation . .	4
Housing Data, County and Cities	5
Housing Data continued, Facilities	6
Housing Data continued, Age, Etc.	7
Housing Data continued, Occupancy, Value	8
Public Services and Facilities, 1970	9
Housing Data, 1960 to 1970	
Residential Building Permits, Mobilehomes	10

Proposed

INITIAL HOUSING ELEMENT of the GENERAL PLAN, COUNTY OF MENDOCINO

POPULATION CHARACTERISTICS, 1960 Census

TABLE NO. 1.

<u>Population Data</u>	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>	<u>State</u>
Total population, 1960	51,059	9,900	4,433	3,410	
% Increase, 1950 to 1960	25.0%	61.8%	15.9%	26.7%	48.5%
Percent nonwhite	3.4%	2.3%	1.4%	0.9%	8.0%
Number nonwhite	1,741	210	64	31	
Negro	201	20	0	1	
Indian	1,215				
Japanese	65				
Chinese	138				
Filipino	73				
Other races	49				
% Under 18 years old	36.4%	37.6%	34.4%	38.9%	34.7%
% 18 to 64 years old	53.6%	53.3%	52.5%	52.9%	56.6%
% 65 years and over	10.0%	9.1%	13.3%	8.2%	8.8%
Fertility ratio*	478	436	456	437	472
% Males married, 14 yr+ old	63.3%	71.0%	70.1%	70.5%	68.5%
% Females " " + "	71.8%	69.0%	70.5%	71.1%	66.7%
18 yr+ old, % males	51.2%	48.9%	49.8%	50.5%	49.3%
Households, number	14,952	3,113	1,558	1,072	
% increase, 1950 to 1960	24.4%	59.9%	15.8%	19.5%	49.3%
Population per household	3.19	3.06	2.84	3.18	3.05
Pop. in group quarters	3,369	382	5	4	
% in group quarters	6.6%	3.9%	0.1%	0.1%	3.2%
Inmate of institution	3,010				
Other, group quarters	359				

* Children under 5 years old per 1,000 women 15 to 49 years old.

TABLE NO. 1.

Population, County and Cities, 1940 to 1968

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1968 (est.)</u>	<u>County Population Changes, 1950-1960</u>	
Total County	27,864	40,854	51,059	52,800	Net Increase:	9,500
Ukiah	3,731	6,120	9,900	10,380*	Natural Increase:	7,050
Fort Bragg	3,235	3,826	4,433	4,433*	Net Migration:	2,800
Willits	1,625	2,691	3,410	3,446*	Net loss to armed forces:	-350
California Statistical Abstract, 1959.				*State Controller		

<u>Census Division</u>	<u>Pop.</u>	<u>Male</u>	<u>Female</u>	<u>White</u>	<u>Nonwhite</u>	<u>Households</u>
Covelo	1,540	803	737	1,242	298	466
Fort Bragg	7,019	3,520	3,499	6,913	106	2,371
Hopland	1,643	851	792	1,526	117	502
Laytonville-Leggett	3,554	1,897	1,657	3,436	118	1,107
Mendocino-Anderson	5,947	3,095	2,852	5,899	48	1,893
Point Arena	2,725	1,488	1,237	2,587	138	791
Redwood-Potter	4,632	2,347	2,285	4,424	208	1,310
Ukiah	9,900	4,999	4,901	9,670	230	3,113
Ukiah Rural-Talmage	7,738	3,940	3,798	7,319	419	1,492
Willits	6,361	3,247	3,114	6,302	59	1,907

Age by Sex for County Census Divisions, 1960

	MALE				FEMALE			
	<u>0-14 yrs.</u>	<u>15-34 yrs.</u>	<u>35-64 yrs.</u>	<u>65-over</u>	<u>0-14 yrs.</u>	<u>15-34 yrs.</u>	<u>35-64 yrs.</u>	<u>65-over</u>
Covelo	276	183	250	94	247	193	218	79
Fort Bragg	1,076	745	1,292	417	1,072	808	1,206	413
Hopland	285	185	296	71	262	195	258	77
Laytonville-Leggett	640	457	655	145	568	444	544	101
Mendocino-Anderson	1,001	657	1,059	378	877	686	964	325
Point Arena	462	463	472	91	425	364	377	71
Redwood-Potter	823	549	771	204	849	576	708	152
Ukiah	1,703	1,176	1,701	419	1,494	1,199	1,730	478
Ukiah Rural-Talmage	907	707	1,799	527	885	779	1,552	582
Willits	1,125	750	1,131	241	1,109	820	960	225

POPULATION CHARACTERISTICS - Employment, 1960

TABLE NO. 3.

	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>	
Employment Status					
Male, 14 yrs. and over	18,353	3,400	1,596	1,175	
Labor Force	*13,149	2,616	1,202	977	*inclu. 172 armed
Civilian Labor Force	12,977	2,608	1,195	977	forces.
Employed	11,775	2,366	1,138	907	
Unemployed	1,202	242	57	70	
Not in Labor Force	5,204	784	394	198	
Female, 14 yrs. and over	17,492	3,578	1,613	1,159	
Labor Force	4,592	1,267	470	348	
Civilian Labor Force	4,592	1,267	470	348	
Employed	4,438	1,209	431	330	
Unemployed	244	58	39	18	
Not in Labor Force	12,900	2,236	1,143	811	
Occupation					
Male, Employed	11,775	2,366	1,138	907	
Professional-Tech.-Kindred wkrs.	948	326	83	63	
Farmers and Farm Managers	562	24	11	12	
Mgr's.-Offs.-Propr's-exc. farm	1,246	369	67	146	
Clerical and kindred workers	379	110	38	32	
Sales Workers	538	202	60	42	
Craftsmen-Foremen-Kindred Wkrs.	2,155	420	236	146	
Operatives-Kindred Workers	2,602	425	279	196	
Private Household Workers	17	8	...	...
Service Wkrs.-exc. private H'hold	684	168	85	51	
Farm Laborers-Foremen	446	49	3	...	
Laborers, except farm and mine	1,705	196	250	132	
Occupation not reported	493	69	26	87	
Female, Employed	4,348	1,209	431	330	
Professional-Tech.-Kindred Wkrs.	915	275	57	51	
Farmers and Fram Managers	37	...	...	...
Mgr's.OOffs.-Propr's-exc. farm	285	63	17	22	
Clerical and kindred workers	1,193	390	102	95	
Sales workers	377	117	37	39	
Craftsmen-Foremen-Kindred Wkrs.	35	4	...	...
Operatives-Kindred workers	207	30	75	9	
Private household workers	195	40	18	15	
Occupation not reported	224	72	9	34	

TABLE NO. 3.

POPULATION CHARACTERISTICS - Income, 1960

TABLE NO. 4.

	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>	
Family Income:					
All Families	12,684	1,479	1,240	881	
Under \$1,000	546	107	30	30	
\$1,000 to \$1,999	823	152	118	29	
\$2,000 to \$2,999	864	122	96	69	
\$3,000 to \$3,999	1,160	183	105	75	
\$4,000 to \$4,999	1,509	227	145	65	
\$5,000 to \$5,999	1,794	319	202	117	
\$6,000 to \$6,999	1,639	377	136	102	
\$7,000 to \$7,999	1,085	259	117	92	
\$8,000 to \$8,999	928	208	95	93	
\$9,000 to \$9,999	620	152	49	64	
\$10,000 to \$14,999	1,229	*461	*147	*145	*\$10,000 and
\$15,000 to \$24,999	355	...	...	...	over.
\$25,000 and over	132	...	...	...
Median Income: Families	\$ 5,803	\$6,460	\$5,624	\$6,544	
Unrelated Individuals	\$ 1,724	...	...	...
Families & Unrelated Ind's.	\$ 5,178	\$5,681	\$4,892	\$5,700	

Place of Work and Means of Transportation, 1960

All Workers	15,789
Worked in County of Residence	14,746
Worked Outside County of Res.	314
Place of Work not Reported	729
Private Automobile or Car Pool	11,368
Railroad, Subway or Elevated	44
Bus or Streetcar	65
Walked to Work	1,766
Other Means	547
Worked at Home	1,319
Not Reported	680

TABLE NO. 4.

CENSUS of HOUSING, 1960

TABLE NO. 5.

<u>Housing data</u>	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>
Total No. Housing Units	17,556	3,358	1,772	1,174
Occupied No. of Units	14,952	...	...	...
Owner Occupied	9,189	1,893	947	646
White	9,039	1,877	943	643
Nonwhite	150	16	4	3
Renter Occupied	5,763	1,220	611	426
White	5,549	1,172	559	421
Nonwhite	241	48	12	5
Available Vacant	2,604	162	120	59
For Sale Only	176	31	14	8
For Rent Only	638	131	106	51
Other Vacant	*1,378	83	94	43
Condition & Plumbing				
Sound	13,152	2,824	1,467	1,009
All Plumbing Facilities	12,532	2,757	1,373	1,003
Lacking only Hot Water	61	1	6	2
Lacking other Plumbing Fac's.	559	66	88	4
Deteriorating	3,134	398	270	115
All Plumbing Facilities	2,488	370	237	105
Lacking only Hot Water	92	1	6	1
Lacking other Plumbing Fac's.	544	27	27	9
Dilapidated	1,270	136	35	50
Water Supply				
H & C Piped in Structure	16,088	3,280	1,660	1,161
Only Cold Water	1,003	74	65	12
Piped Outside Structure	182	1	4	...
No Piped Water	283	3	43	1

*Awaiting occupancy (rented or sold) or held for occasional use or other reasons.

TABLE NO. 5.

CENSUS OF HOUSING, 1960 (continued)

TABLE NO. 6.

	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>	
Toilet Facilities					
Flush Toilet, Exclusive	16,060	3,261	1,664	1,152	
Flush Toilet, Shared	179	71	30	13	
Other or None	1,317	26	78	9	
Bathtub or Shower, Exclusive	16,027	3,248	1,641	1,149	
Bathtub or Shower, Shared	192	71	36	15	
No Bathtub or Shower	1,337	39	95	10	
Source of Water					
Public System or Private Co.	...	3,346	1,537	1,158	
Individual Well	...	7	235	...	
Other	...	5	...	16	
Sewage Disposal					
Public Sewer	...	3,292	1,515	1,135	
Septic Tank or Cesspool	...	55	231	29	
Other or None	...	11	26	10	
Rooms					
1 room	609	120	79	43	
2 "	1,349	204	165	75	
3 "	2,824	468	316	168	
4 "	4,748	781	490	311	
5 "	4,627	1,092	387	404	
8 or more rooms	546	82	54	22	
Median:					
All units	4.3	4.6	4.2	4.5	
Owner Occupied	4.8	5.0	4.7	4.8	
Renter Occupied	4.0	3.9	3.7	3.9	
Units in Structure					
1 unit	16,164	*2,982	*1,677	*1,074	*Including
2 "	258	143	24	22	Trailers
3 & 4 units	240	86	26	36	
5 to 9 units	136	**147	**45	**42	**5 or more
10 or more units	185	...	...	...
Trailer: Permanent foundation	28	...	...	...
Mobile	545	...	...	...

TABLE NO. 6.

CENSUS OF HOUSING, 1960 (continued)

TABLE NO. 7.

	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>	
Year Structure Built					
1959-1960	530	*501	*96	*125	*1955-1960
1955-1958	2,074	*768	*118	*180	*1950-1954
1950-1954	3,527	*764	*258	*231	*1940-1949
1940-1949	3,727	*1,325	*1,300	*638	*1939 or earlier
1930-1939	2,003	...	...	...
1929 or earlier	5,695	...	...	...
Basement	963	...	...	...
Concrete Slab	2,767	...	...	...
Other	13,826	...	...	...
Heating					
Steam or Hot Water	117	57	8	12	
Warm Air Furnace	729	280	112	44	
Floor, Wall or Pipeless	1,795	*1,701	*461	*414	*Built-in room
Built-in Electric	3,321	...	...	...	units.
Other means with Flue	10,613	1,182	1,056	616	
Other means without Flue	857	130	110	88	
None	124	8	25	...	
Population in Units-1960	48,719	9,158	4,428	3,406	
Per Occupied Unit	3.3	3.1	2.8	3.2	
Owner	3.2	3.2	2.9	3.3	
Renter	3.3	2.9	2.8	3.0	
All Occupied Units	14,952	3,113	1,558	1,072	
Persons Per Room					
1.00 or Less	12,780	2,814	1,393	925	
1.01 or More	2,172	299	165	147	

TABLE NO. 7.

CENSUS OF HOUSING, 1960 (continued)

TABLE NO. 8.

	<u>County</u>	<u>Ukiah</u>	<u>Fort Bragg</u>	<u>Willits</u>
Year Moved into Unit				
Owner Occupied	9,189	1,893	947	646
1958 to March 1960	2,099	466	82	159
1954 to 1957	2,552	517	216	224
1940 to 1953	3,386	744	408	200
1939 or earlier	1,152	166	241	63
Renter Occupied	5,763	1,220	611	426
1958 to March 1960	3,796	911	405	251
1954 to 1957	1,173	198	119	89
1940 to 1953	657	90	55	86
1939 or earlier	137	21	32	...
Value				
Owner Occupied	...	1,728	901	611
Less than \$5,000	...	41	147	80
\$5,000 to \$9,900	...	352	360	204
\$10,000 to \$14,900	...	787	261	239
\$15,000 to \$19,900	...	344	80	48
\$20,000 to \$24,900	...	110	42	24
\$25,000 or More	...	94	11	16
Median Dollars	...	13,000	9,200	10,500
Gross Rent				
Renter Occupied	...	1,220	611	426
Less than \$20.00	...	...	18	4
\$20 to \$39	...	36	66	8
\$40 to \$59	...	174	126	67
\$60 to \$79	...	276	197	154
\$80 to \$99	...	374	84	108
\$100 to \$119	...	204	79	29
\$120 or more	...	91	10	20
No Cash Rent	...	65	31	36
Median Dollars	...	84	71	75
Contract Rent				
Renter Occupied	...	1,155	580	390
Median Dollars	...	65	52	57

TABLE NO. 8.

<u>City, or County Area</u>	<u>Type of District</u>	<u>Service</u>
Hopland	P.U.D.	Water
South Ukiah	Willow W.D.	Water
Ukiah Valley	Sewer District	Sewer
City of Ukiah	City	Water-Sewer
E.Ukiah-Regina Hts.-Talmage	Regina Water Co.	Water
North Ukiah (Millview)	County W.D.	Water
Calpella	County W.D.	Water-Sewer
Redwood Valley	County W.D.	Water (future)
City of Willits	City	Sewer
Willits and Area	P.G. & E.	Water
N.E. Willits (Little Lake)	County W.D.	Water (future)
Laytonville	County W.D.	Water
Covelo Area	County W.D.	Water (future)
Covelo, Town	Comm. S.D.	Sewer
Westport	3 Private Co's. Comm. S.D. (future)	Water Water (future)
City of Fort Bragg, Noyo	City	Water-Sewer
Fort Bragg Area	Municipal S.D.	Sewer
Mendocino, Town	Prop. County S.A.	Water-Sewer (future)
Elk	County Water Dist.	Water
City of Point Arena	City Private Water Co.	Sewer Water
Anchor Bay	County W.W.D. Private Company	Water Sewer
Gualala Area	Private Company	Water
Anderson Valley	Prop. Comm. S.D.	Water-Sewer (future)
Brooktrails	Rec. Resort Dist.	Water-Sewer
Irish Beach	Private Water Co.	Water
Caspar South	Subdivision	Water-Sewer
Miscellaneous subdivisions	Mutual Water Co's.	Water



101697201